

10.3. Infrastructure Mapping Project - Response to Council Resolution

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ATTACHMENTS:

1. Draft SIC - St Leonard Crows Nest 2036 Plan [**10.3.1** - 16 pages]
2. SIC Determination St Leonards Crows Nest 2036 Plan [**10.3.2** - 18 pages]
3. North Sydney Local Infrastructure Schedule [**10.3.3** - 4 pages]

PURPOSE:

The purpose of this report is to respond to a Council resolution of 14 November 2022, in relation to Infrastructure Mapping.

EXECUTIVE SUMMARY:

This report provides a high-level outline of the current approach to infrastructure funding and planning, and the challenges being experienced.

The report also provides details on the various processes and mechanisms available to help plan for and fund infrastructure delivery, including the St Leonards and Crows Nest Special Infrastructure Contribution (SIC), North Sydney Council Local Infrastructure Contribution Plan 2020, government grants, Voluntary Planning Agreements, and conditions of consent imposed on Development Applications.

FINANCIAL IMPLICATIONS:

No immediate financial implications arise as a result of this report. Longer term, more detailed analysis, mapping, and specialist input may necessitate additional budgetary allocation and internal resourcing.

RECOMMENDATION:

1. **THAT** Council note the contents of this report.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
 - 1.2 Environmentally sustainable community
 - 1.4 Well utilised open space and recreational facilities
2. Our Built Infrastructure
 - 2.1 Infrastructure and assets meet diverse community needs
 - 2.2 Vibrant public domains and villages
3. Our Innovative City
 - 3.1 Our commercial centres are prosperous and vibrant
4. Our Social Vitality
 - 4.1 North Sydney is connected, inclusive, healthy and safe
5. Our Civic Leadership
 - 5.1 Lead North Sydney's strategic direction

BACKGROUND

On 14 November 2022, Council resolved;

- 1. THAT Council urgently conducts a full infrastructure mapping project to audit the current capacity of all reasonably expected community infrastructure in the North Sydney local government area (LGA).*
- 2. THAT as part of the infrastructure mapping, Council estimates a current per capita cost of all reasonably expected infrastructure for an average new resident and consider this when advocating to the NSW state government regarding future property developer contributions for new dwellings.*
- 3. THAT Council provides a high-level report for the first Ordinary 2023 meeting, road mapping short, medium and long term infrastructure goals to accompany increasing density, and that the report includes:*
 - a) a discussion on the current approach to strategic planning under the district plan and NSW planning system, and*
 - b) what infrastructure is included in strategic planning in our LGA, including in localised plans such as the St Leonards Crows Nest 2036 Plan.*

This report responds to part 3 of the above resolution. Items 1 & 2 are not addressed in this report as those two tasks represent a significant allocation of resources across different divisions of Council. If these are to be progressed, they will require a further scoping report to Council, and inclusion in the delivery plan for the next term of Council under the Integrated Planning and reporting Framework. Depending on any agreed scope, aspects may also require engagement of specialist external consultants to verify requested per capita costs estimates.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Introduction

In addition to Councils' established planning framework (reflected in the Local Environmental Plan and the Development Control Plan) to best manage growth pressures, Council's preferred practice has been to lead and set the Strategic Planning direction, which involves the preparation of Planning Studies. These studies, when led by Council, are underpinned by meaningful community consultation, supported by an appropriate evidence base and robust technical studies as relevant to the study area. Importantly, these studies identify the infrastructure required to support growth in a particular area based on an array of North Sydney Council policies and locational considerations.

This position is reinforced in Council's Local Strategic Planning Statement (LSPS), Council's response to the Greater Cities Commissions North District Plan. It provides a clearer line of site between the higher order strategic planning documents and what this means on the ground for a local government area.

Following is an outline of a number of planning and funding mechanisms for the delivery of Council infrastructure. It should be noted that not all the mechanisms described below can be used to deliver all the different types of infrastructure required by Council.

Special Infrastructure Contributions

A Special Infrastructure Contribution (SIC) is an initiative of the NSW Government which seeks to recover some of the cost of infrastructure through developer contributions. SICs are used to fund a range of infrastructure including State and regional roads, public transport infrastructure, pedestrian and cycling paths, health facilities, emergency services, schools, and open space improvements. A SIC is paid by the developer in Special Contributions Areas to the State Government on new development types such as residential growth.

St Leonards/Crows Nest Planned Precinct - SIC

In August 2020, the State Government finalised the strategic planning work for the St Leonards and Crows Nest 'Planned Precinct'. The St Leonards Crows Nest 2036 Plan sets a framework for the delivery of a potential 6,700 new dwellings and 16,500 new jobs. Accompanying the final suite of documents was a Special Infrastructure Contribution (SIC) scheme.

The St Leonards and Crows Nest SIC aims to establish a framework for contributions, and guides the identification, prioritisation, and allocation of funding to support the anticipated

growth in St Leonards and Crows Nest. The SIC provides a funding mechanism whereby a contribution is levied on new residential development in the precinct, over and above the current planning controls. The latest (indexed) SIC levy figure for this precinct is \$15,910 per additional dwelling.

It was forecast that the SIC would generate up to \$116 million, to be spent in the area to help fund new and upgraded public parks, active transport, education facilities, and improvements to intersections and crossings.

A draft Infrastructure Schedule (Attachment 1) was exhibited with the original documentation. At the announcement of the finalisation of the Plan it was stated that decisions on funding allocation for project nominations will be made in close consultation with each Council as the area develops. The final SIC determination (Attachment 2) contains an abbreviated categorisation of infrastructure as follows:

- Open space - \$78.4million
- Regional pedestrian and cycling facilities - \$8.9million
- Education - \$22.7million
- Pedestrian improvements - \$4.9million
- Planning and delivery - \$1.7million

When the finalised St Leonards Crows Nest 2036 Plan came into effect in August 2020, the State Government identified a specific accelerated project (Holtermann Street carpark) to help deliver some new open space within the Precinct. This project has progressed to the design and public consultation stages. A commitment to bring forward (SIC) funding by the State Government was also provided at that time.

Since the Plan came into effect (and with the exception of Holtermann Street carpark), there has been no engagement with North Sydney, Lane Cove or Willoughby Councils as to the planning or delivery of any other specific SIC-funded projects within the area of the Planned Precinct. Similarly, there is no visibility of the contributions collected by the State Government under this SIC. Reliance on the State Government to collect revenue and arrange project funding is problematic for the timely delivery of the infrastructure necessary to meet the needs of both existing and incoming communities.

State Government Grants

During the preparation of the St Leonards Crows Nest 2036 Plan, the State Government announced a Precinct Support Scheme - a grant program to help fund the delivery of open spaces including parks, streetscapes, bicycle, and walking paths to support areas subject to urban renewal and sustainable growth. The State Government allocated \$10.6 million across the three abovementioned councils to help deliver new local infrastructure. North Sydney Council was successful in receiving \$3.5million in funding to go towards the Hume Street Park Stage 1 Upgrade.

Council applies for grant funding for projects as opportunities present themselves, and there are typically different drivers or catalysts for grant applications announcements. For example,

following the Covid pandemic lockdowns, a number of grants programs focused on expanding and utilising the public domain. Other tranches of grants have supported government initiatives or priorities such as active transport or greening-focused outcomes e.g. various village public domains and street play grants.

Whilst these funding opportunities are welcomed, they often need to be augmented by Council funds and can result in needing to re-order and re-prioritise other projects in Council's delivery program. They can also present challenges for other long-term strategic planning objectives and alignment with wider special network considerations.

Local Infrastructure Contributions

Local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. The monies received help fund infrastructure such as open space, public domain works, community facilities, and transport facilities.

The North Sydney Local Infrastructure Contributions Plan 2020 sets out Council's policy regime for the assessment, collection, and expenditure of local infrastructure contributions. This plan provides the mechanism to levy new development to help provide for increased demands on infrastructure, and responds to the strategic direction of North Sydney Council. Following its preparation and public exhibition, the plan was adopted by Council in November 2020 and came into effect on 1 March 2021.

A key objective of the plan was to establish the most effective contributions scheme to support the funding of local infrastructure needed to provide for and support future growth. The provisions of the plan need to comply with numerous legal and administrative requirements in relation to nexus, apportionment, and works schedules, as well as Ministerial Directions.

The plan identifies some \$400 million worth of infrastructure to be delivered to support projected residential and employment growth over the 16-year life of the plan. It is estimated that the plan may fund approximately \$195 million of the total works cost. Funding gaps need to be considered throughout the life of the plan through Council's budgeting processes. It is estimated that the plan may generate up to \$12.5 million per annum. This figure is based on anticipated growth and development projections.

Council's adopted plan is able to levy under both s7.11 and s7.12 of the Environmental Planning and Assessment Act. The s7.11 approach is subject to nexus and growth considerations which means that Council can only collect an amount that reflects the proportion of population growth created by the new development. This is to ensure the incoming population is not unduly burdened with the entire cost of new or upgraded facilities that will be utilised by the whole community. S.7.11 has the advantage of being able to levy higher contributions where there is an increase in demand for infrastructure due to additional population. Council's current plan is however affected by a Ministerial Direction limiting levies on residential development to a maximum of \$20,000 per additional dwelling. For non-residential development, Council's current plan contains a levy of \$4,000 per additional worker.

Council's plan also applies a levy under s7.12 of the EP&A Act for certain development types. This is imposed as a standardised condition (a 1% levy) on Development applications and Complying Development Certificates. Levies imposed under Section s7.12 are not subject to nexus or apportionment considerations.

The adopted works schedule was formulated having regard to including projects that could achieve higher apportionment such as public domain works and open space works items, as well as consideration of all of Council's adopted policies and strategies. The works schedule that forms part of this plan is provided in Attachment 3 to this report.

In response to the Covid pandemic, and in an effort to facilitate the delivery of developments, the State Government introduced overarching amendments that allowed Developer Contributions to be paid just prior to issue of final occupation certificates (i.e., completion and use of new developments), instead of being payable prior to construction. This change has further added to the challenge of aligning the delivery of infrastructure with growth, in that the demand is created as soon as a new building is occupied.

Voluntary Planning Agreements

A planning agreement is a legal agreement between a developer and a planning authority such as the Minister for Planning and Public Spaces, or a local council. The development contributions system operates under the Environmental Planning and Assessment Act, 1979. Planning agreements can deliver or fund:

- public amenities and services;
- affordable housing;
- transport or other infrastructure; or
- conservation or enhancement of the natural environment.

Council typically seeks to negotiate a planning agreement in association with a planning proposal that is seeking a change to Council's Local Environmental Plan. It should be noted that Council cannot mandate a developer enter into a planning agreement nor can it require a certain quantum or proportion of the land value uplift that a planning proposal is typically seeking to achieve. To date, North Sydney Council has entered into 12 planning agreements, with several more currently at different stages of the negotiation and exhibition process. These agreements will deliver a variety of public benefits including public domain works, affordable housing units, an arts facility, land dedication, all publicly accessible through site links and monetary contributions to Council to go towards future community facilities, open space and public domain projects.

Whilst each site and planning agreement has its own unique set of circumstances, Council has generally sought to have the contents of a planning agreement reflect the identified need or item(s) established within the respective planning study, or where no such endorsed study exists, be responsive to an established Council policy or strategy.

Planning agreements can offer a level of flexibility and more timely delivery of infrastructure than otherwise might be available, however they are also time-consuming and can require a

re-calibration of the delivery timing of other items or assets within Council's delivery program. Consideration also needs to be given to long-term maintenance obligations where planning agreements involve the delivery or dedication of land or works.

Development Applications

Development consents issued by Council, or the Local/Regional Planning Panel are typically subject to conditions. Depending on the scale and intensity of the development, these conditions can obligate the developer to undertake works to Council assets or the public domain to help with its effective delivery, renewal or improvement. For example, a new large-scale commercial building in the centre of North Sydney would typically be required to renew and upgrade the public domain frontages of the development site. This may include works such as footpath upgrading to current expected standards (e.g., granite pavers), new kerb and guttering, replacement or upgrading of drainage assets, provision of street furniture, new street tree plantings, re-sheeting of part of the road surface, potential undergrounding of powerlines, and provision of or contribution to public art. These works are in addition to payment of applicable Section 7.11 contributions.

A medium-scale residential development with a single road frontage would typically be required to replace the footpath and kerb and gutter (condition dependent), undertake street tree planting, and make good/repair any other damage caused during construction.

To ease the burden on Council's trunk stormwater drainage system, new developments of a certain scale also typically require the provision of on-site detention systems within their sites to slow the rate of flow/run-off into the drainage network. This, accumulatively, helps protect Council's drainage assets, reduces environmental harm from excessive flow rates into natural creek and water systems, and maintains a level of safety by reducing ponding of water on roadways and footpaths in severe weather events.

A smaller-scale development (such as residential alterations and additions) would typically only be required to protect any assets (including trees) within the public domain, and repair any damage caused during the construction process.

Developer Contributions Reform

In March 2021, the NSW Government announced its endorsement of the Productivity Commission's (PC) recommendations in its November 2020 final report of the Review of Infrastructure Contributions in New South Wales for the Government ('PC final report'). A draft Bill amending the Environmental Planning and Assessment Act, 1979 was subsequently slated to be introduced into Parliament as part of the budget papers process. The draft Bill gave the Minister for Planning various powers to enact changes to the way that current local infrastructure contribution plans are structured, as well as new powers to levy regional development contributions (to be paid to State Government).

In October 2021 further reform details were released for public consultation. Modelling and analysis was undertaken which included engagement with Northern Sydney Regional Organisation of Councils (NSROC). Throughout November 2021, North Sydney Council actively

participated in a media campaign (led by the City of Sydney) to heighten awareness of and make representations against the proposed reforms.

The reforms as proposed, would have had a significant impact on North Sydney Council. Contrary to assurances that *“no council will be worse off under the proposed reforms”*, it was estimated that North Sydney Council would, dependent on final reforms, potentially be between \$2.8-\$9.3 million worse off per annum. Council’s planned program of infrastructure works in the medium and longer term would have had to be reconsidered as a result. The then-proposed introduction of a new Regional Infrastructure Contribution (RIC), with no corresponding obligation to establish any nexus as the basis for levying, nor any commitment to how and where the funds raised would be spent, was strongly opposed. The RIC would have been contrary to the strict principles upon which local councils have been required to levy funds for several decades, and which provide for a high degree of local transparency.

On 21 February 2022, North Sydney considered a detailed report on the proposed reforms and endorsed a submission objecting to the reforms proposed at that time.

In October 2022, the State Government announced that it would not be proceeding with most of the proposed reforms. It is unclear as to whether these reforms may be re-visited in future years.

Summary

Consistent with the overarching strategic planning framework, Council is responsible for managing population, housing, and employment growth as part of its planning role in the Greater Sydney Commission’s Eastern Harbour City. Fundamental to this role, and consistent with community expectations, is the need to support growth with the necessary level of local infrastructure in order to maintain an appropriate level of amenity, health, and overall wellbeing of residents and workers who live and/or work in North Sydney.

In an established area such as North Sydney, the acquisition of land for development of new facilities or provision of open space is cost-prohibitive. Council has sought to provide and maintain a high standard of infrastructure and facilities for both existing and incoming community members. In an already dense area, with additional visitation from outside the LGA, this is especially challenging. The mechanisms outlined above illustrate some of the constraints and opportunities in this aspect of strategic planning. Council needs to continue to be open to innovative opportunities and be responsive to identified community needs and priorities within budgetary and statutory obligations.



Proposed Special Infrastructure Contribution

St Leonards and Crows Nest

October 2018

2018





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Department of Planning and Environment

October 2018

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Introduction

Planning for growth means planning to deliver new homes, jobs, open space, transport, infrastructure and services in time with growing demand.

A Special Infrastructure Contribution (SIC) is paid by developers within Special Contribution Areas (SCAs) to ensure funding for key infrastructure required to support growing communities.

Special Infrastructure Contributions allow priority infrastructure to be funded and delivered at the same time development is occurring, ensuring new and growing communities have access to the infrastructure and services they need in a timely manner.

By identifying priority infrastructure items to be funded by SIC before rezoning and collecting contributions from developers at the time of development application, the Department can coordinate the delivery of roads, schools, health facilities, open space, emergency services, transport, and pedestrian and cycling connections before existing infrastructure can no longer keep up.



Proposed Special Infrastructure Contribution for St Leonards and Crows Nest

To ensure a coordinated approach to planning in St Leonards and Crows Nest, while protecting the things that make it a special place to live, the Department has been consulting with the community, Lane Cove, North Sydney and Willoughby councils and other stakeholders to create a draft planning package. The package proposes a vision for the future of the precinct and a plan to deliver that vision.

A Special Infrastructure Contribution (SIC) is proposed for St Leonards and Crows Nest to provide over \$113.6 million in funding for key infrastructure to support the plan, including:

- + Open space
- + Education
- + Pedestrian and cycling improvements
- + Roads
- + Planning and delivery

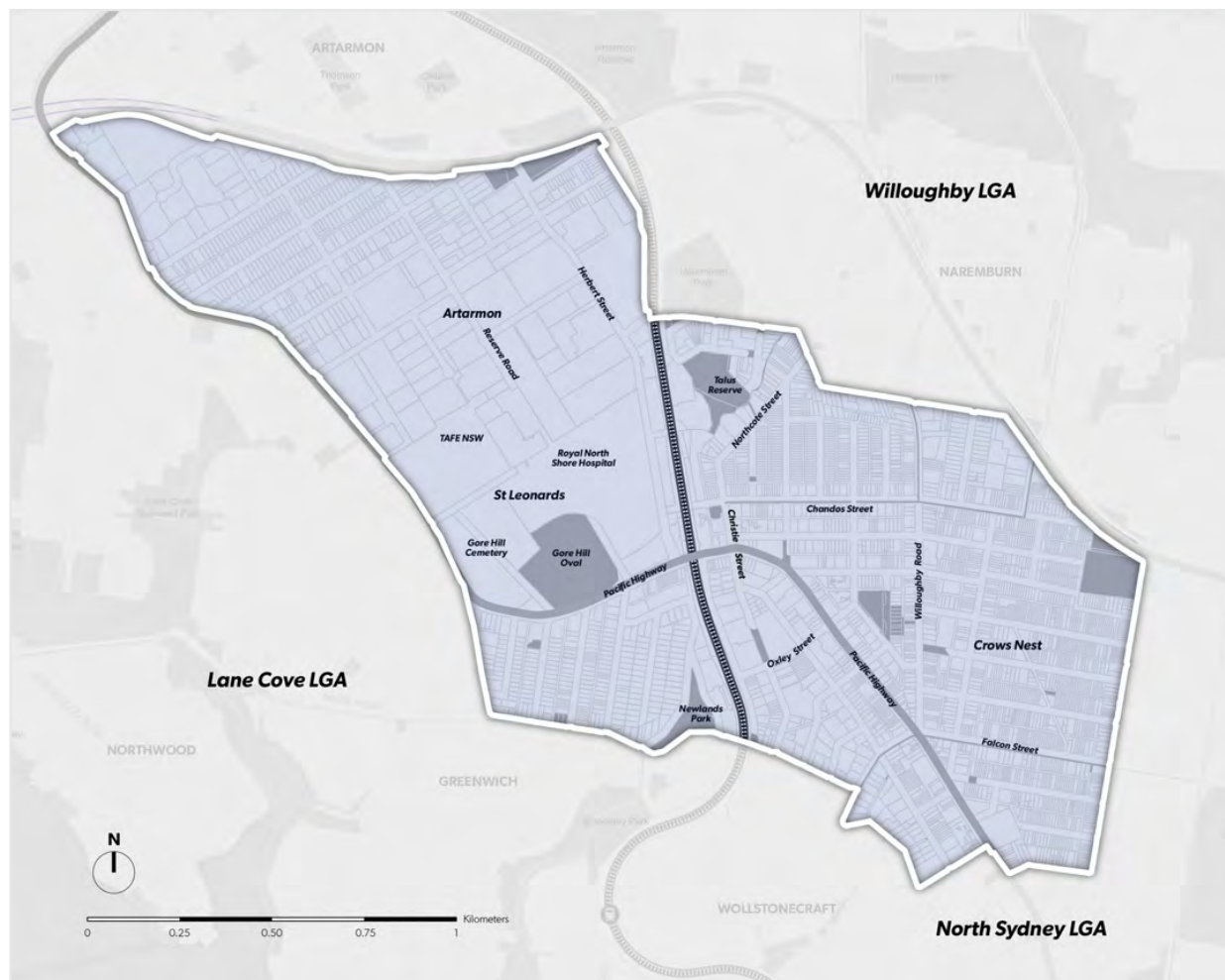
What are the benefits of the SIC framework?

The SIC framework has many benefits for the community, landowners, developers and councils:

- provides certainty to the community that the infrastructure identified through the strategic planning process will be funded and delivered;
- offers transparency about the collection and distribution of funds for required infrastructure;
- streamlines the planning process by reducing the number of individual planning agreements Councils and the Department of Planning and Environment have to negotiate;
- ensures the timely delivery of infrastructure in line with community expectations and rate of growth;
- provides certainty for business, councils and community that infrastructure is funded and will be provided alongside or soon after new developments;
- enables industry to contribute funding towards infrastructure that provides a direct benefit to the community and adds value to the development.

Proposed Special Contribution Area and Rate

The proposed Special Contribution Area (SCA) for the St Leonards and Crows Nest SIC is shaded in purple on the map. The proposed contribution rate is \$15,100 per additional dwelling inside the boundary.



The SIC rate has been calculated based on:

- + the anticipated demand for new infrastructure that will be created by development;
- + the cost of infrastructure identified;
- + the impact of other contribution levies applied in the area;
- + the forecast number of additional residential dwellings to be delivered within the Special Contribution Area; and
- + ensuring adequate funding for infrastructure, while ensuring the rates applied do not impact development feasibility and housing supply.

Frequently asked questions

What is a SIC?

A Special Infrastructure Contribution (SIC) is paid by developers to share the cost of delivering the infrastructure required to support growing communities in time with demand. Special Infrastructure Contributions can be used to fund schools, regional open space, health and emergency services, State and regional road upgrades, some public transport infrastructure and regional pedestrian and cycling links.

The Department will work with other state government agencies and Lane Cove, North Sydney and Willoughby Councils to determine the timing of project delivery, considering current and forecast development rates and infrastructure capacity.

Who is required to pay a SIC?

Anyone who is sub-dividing land or developing and delivering residential dwellings within the SCA will pay a Special Infrastructure Contribution to the state government.

Developers may dedicate land for or build a piece of required infrastructure, instead of making a financial contribution. The delivery of infrastructure instead of a financial payment is known as a Works-In-Kind agreement.

What will the SIC deliver in St Leonards and Crows Nest?

Special Infrastructure Contributions paid by developers will contribute to the cost of delivering infrastructure to support new homes across St Leonards and Crows Nest, estimated at around \$113.6 million, including:

- + Open space - \$57.6 million
- + Regional pedestrian and cycling facilities - \$27.6 million
- + Education - \$22 million
- + Roads, intersections and bridges - \$4.7 million
- + Planning and delivery - \$1.7 million

A more detailed list and map of proposed infrastructure funded by the SIC can be found on pages 11 and 12.

SIC rates and projects will be reviewed regularly to ensure that the most appropriate infrastructure solutions are delivered to support growing communities into the future.

Funding for open space

The draft planning package for St Leonards and Crows Nest has been guided by input from the community. Consultation to date has highlighted the importance of open space to people who live in, work in and visit the area.

To contribute to the delivery of new and upgraded open space, \$58 million of SIC funding is proposed for:

- + Expanding Hume Street Park to create a village green
- + Creating a North-South open space connection, providing walking and cycling links to regional open space and the Harbour Foreshore.

SICs and other infrastructure contributions

Local contribution plans (such as Section 7.11 and 7.12) will still apply. Local contributions fund local infrastructure and are the responsibility of councils, while the SICs fund State and regional infrastructure and are the responsibility of the Department to administer. Items in local contribution plans are different to those included in a SIC plan so there is no double-up of funding.

Where a voluntary planning agreement (VPA) has been previously negotiated with a landowner or developer for the provision of state infrastructure, the Department will take this into account and developers will not be charged under both mechanisms (i.e. will not be double-charged).

To ensure development feasibility and housing supply are not impacted by the SIC, other development costs, fees and charges are taken into account when setting the SIC rate.

What happens if development begins before the SIC for St Leonards and Crows Nest is in place?

Before the proposed SIC for St Leonards and Crows Nest is in place, planning proposals will require satisfactory arrangement to be in place to ensure required regional infrastructure is provided. This is negotiated with the Department through a voluntary planning agreement (VPA), which can be made by a cash payment or works-in-kind to deliver the infrastructure. Any development application that is already approved will not be subject to a SIC charge.



SIC and St Leonards and Crows Nest 2036

Our vision for St Leonards and Crows Nest for the next 20 years is a precinct that retains local character while supporting growth, with more open space and trees, that improves how you move in the precinct - by foot, bike or rail and delivers infrastructure in time with demand.

We have engaged with the local community, North Sydney, Lane Cove and Willoughby Councils, to shape a draft:

Local Character Statement that identifies the unique character of St Leonards and Crows Nest, reflecting the views and values of those who live and work in the Precinct.

Green Plan that sets out a vision for improving open space in the Precinct and increasing tree canopy cover.

St Leonards Crows Nest 2036 (draft plan) that guides future development and infrastructure delivery over the next 20 years.

Special Infrastructure Contribution to fund new infrastructure.

The vision set out in the Local Character Statement and Green plan shape the way we plan for change in the precinct:



Progressing the Plan for St Leonards and Crows Nest

Community and stakeholder consultation is key to progressing the plan for St Leonards and Crows Nest. Feedback collected during the exhibition period will be used to revise the draft package.

The proposed SIC for St Leonards and Crows Nest will be updated to reflect changes to the Draft Plan, Green Plan and Local Character Statement following consultation.





How does a Special Infrastructure Contribution work for Planned Precincts and Growth Areas?

1. Planning



Planned Precinct identified

An area that has planned population and job growth, and land development potential.



Consultation

Community, landowners, councils, developers, government agencies and other stakeholders are consulted to develop the Precinct Plan and land is rezoned to allow for development.



SIC is drafted

The Department of Planning and Environment, in consultation with councils and government agencies, identifies: the infrastructure schedule - the planned infrastructure that can be funded by SIC, and the rate - how the cost will be shared across new developments.



Consultation

The draft SIC is put on public exhibition, during which time community, landowners, councils, developers, government agencies and other stakeholders can provide feedback and submissions through the Department website.

2. Contribution



SIC is determined

Once feedback is considered, the Minister makes the determination and the SIC will now apply to new developments in the contribution area.



Development application to council

Local councils consider the development application and direct the proponent to pay the SIC to the Department.



Contribution is made

Developers may pay the SIC levy to the Department or build a piece of infrastructure identified in the infrastructure schedule.

3. Delivery



New homes

Newly developed homes are sold to buyers at market value. The cost of the SIC should not be passed on to buyers.



New infrastructure

The Department coordinates councils, government agencies including Transport for NSW, Roads and Maritime Services, Education, and Health, to deliver SIC-funded infrastructure, and regional open space.



Community revitalised

New homes, jobs and facilities for a growing community.

Special Infrastructure Contributions pay for:

Schools

Emergency services

Regional pedestrian paths

Regional Roads

Bus infrastructure

Health facilities

Regional open space

Regional cycleways

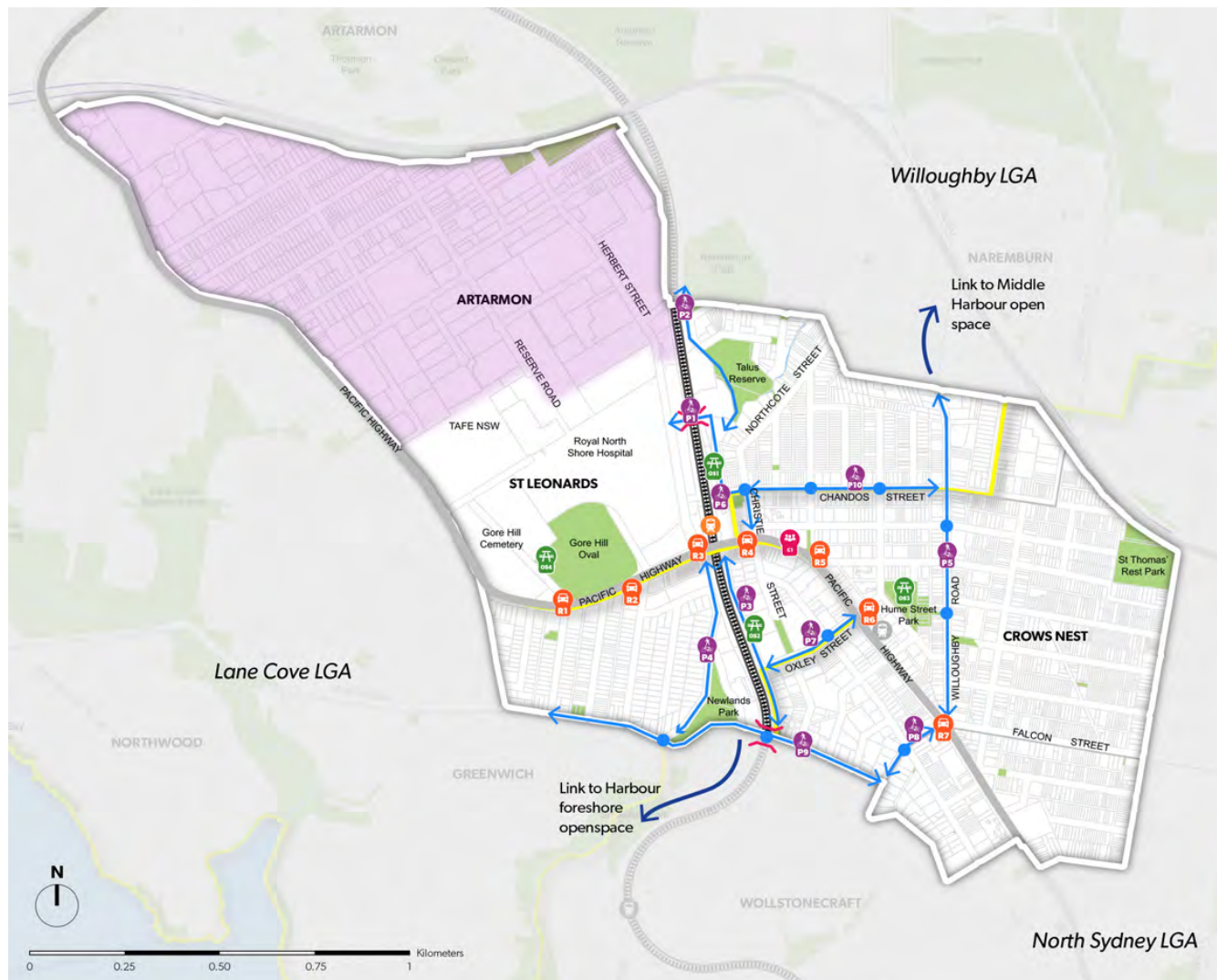
Infrastructure schedule

The Department will work with other state government agencies and Lane Cove, North Sydney and Willoughby Councils to determine the timing of project delivery, considering current and forecast development rates and infrastructure capacity. Other state infrastructure identified in the draft plans for St Leonards and Crows Nest and not funded by the SIC will be the responsibility of the relevant agency to fund and deliver.

Project	Cost estimate
Roads	\$4,736,000
R1 Signalised pedestrian crossing: Pacific Highway at Portview Road	\$858,000
R2 Signalised pedestrian improvement: Pacific Highway at Reserve Road	\$343,000
R3 Signalised pedestrian improvement: Pacific Highway at Herbert Street	\$433,000
R4 Signalised pedestrian improvement: Pacific highway at Christie Street	\$1,557,000
R5 Signalised pedestrian improvements: Albany Street at Pacific Highway	\$172,000
R6 Signalised intersection improvement: Pacific highway at Oxley Street	\$515,000
R7 Signalised intersection improvement: Pacific Highway, Falcon Street and Willoughby Road	\$858,000
Education	\$21,984,000
E1 Primary School (funding towards additional school places generated by the new population)	\$16,471,000
E2 Secondary School (funding towards additional school places generated by the new population)	\$5,513,000
Open Space	\$57,659,000
OS1 North linear park: Herbert Street bridge to Chandos Street (land acquisition only)	\$28,058,000
OS2 South linear park: Lithgow Street	\$1,701,000
OS3 Hume Street park expansion	\$25,900,000
OS4 Gore Hill regional playground	\$2,000,000

Project	Cost estimate
Pedestrian & Cycle Improvements	\$27,570,000
P1 Pedestrian and cycle link: Herbert Street to Chandos Street	\$12,514,000
P2 Cycle connection: Talus reserve to Naremburn Park	\$1,952,000
P3 Pedestrian and cycle connection: Pacific Highway to River Road via south linear park	\$1,308,000
P4 Pedestrian and cycle connection: Canberra Avenue	\$3,182,000
P5 Pedestrian and cycle improvements: Willoughby Road	\$668,000
P6 Pedestrian and cycle improvements: Sergeants Lane/Christie Street	\$191,000
P7 Cycle improvements: Oxley Street	\$1,185,000
P8 Cycle improvements: Shirley Road	\$309,000
P9 Cycle improvements: River Road	\$2,824,000
P10 Pedestrian and cycle improvements: Chandos Street	\$3,437,000
Planning & Delivery	\$1,679,000
Precinct Planning Costs	\$1,119,000
Precinct Delivery and SIC Review Costs	\$560,000
Other – Funded via Voluntary Planning Agreement	
C1 Community Arts Centre - Funded via Voluntary Planning Agreement	

Proposed infrastructure map



Legend

- Pedestrian & cycle connection improvements
- ↔ Pedestrian crossing improvements
- ~ Pedestrian crossing improvements for pedestrians / cyclists
- Precinct Boundary
- LGA Boundary
- Artarmon Employment Area
- Major Road
- Local Roads
- Railways
- Waterways
- Green Space
- R3 Road Infrastructure
- P1 Active Transport Infrastructure
- O1 Open Space Infrastructure
- CI Community Arts Centre (funded via VPA)

Note: Location of Transport, Road and Open Space Infrastructure is indicative only, it is subject to further investigation and confirmation by respective agencies. The location of Education Infrastructure is not detailed on this map, although it is a SIC item and is subject to further investigation and confirmation by respective agencies.

Operation of the St Leonards and Crows Nest SIC

A SIC will be payable for all additional residential homes built within the contribution area.

This includes:

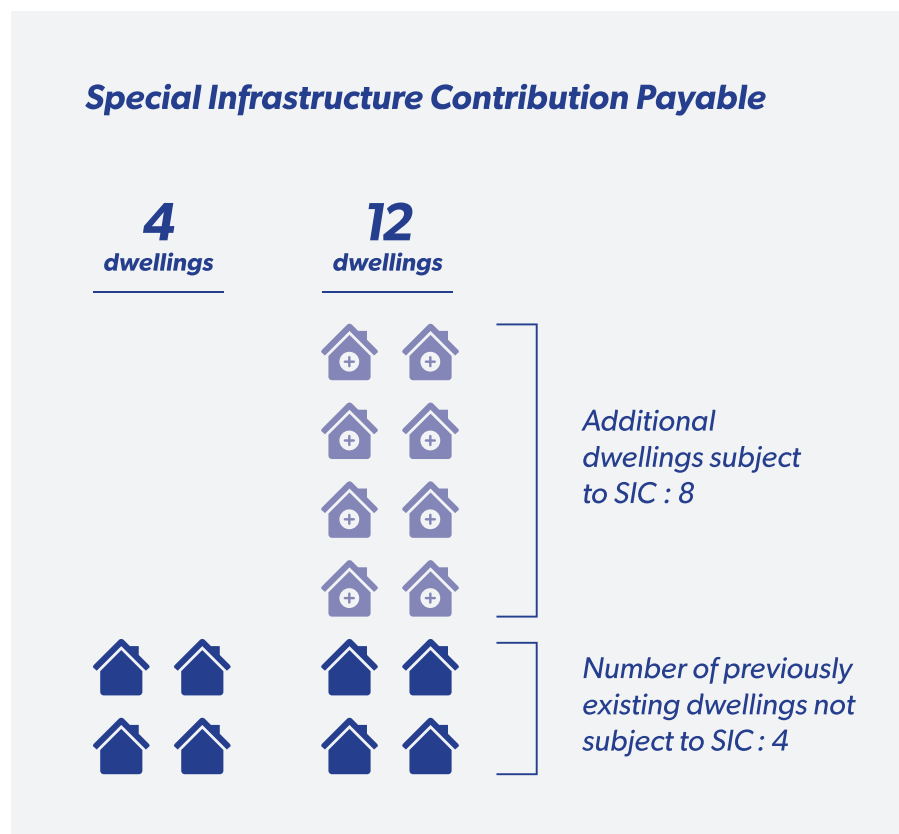
- + attached dwellings;
- + dual occupancy;
- + dwelling houses;
- + multi-dwelling housing;
- + residential flat buildings;
- + semi-detached dwellings;
- + a group of self-contained dwellings that is for seniors housing; and
- + shop top housing.

Group homes, hostels, social housing or affordable housing carried out by or on behalf of a community housing provider will not be subject to a SIC.

The SIC may be made either as a monetary contribution (developer pays the SIC rate) or by delivering works-in-kind (developer provides land or works based on the infrastructure schedule instead of paying the SIC rate).

For any new residential development, the number of existing dwellings will be deducted from the total number of dwellings proposed to calculate the number of additional dwellings and therefore the amount to be paid via the SIC.

For example, on a site with a block of four existing dwellings that will be developed into a block of 12 residential dwellings, the SIC will only be payable on the 8 additional dwellings.



Calculating the SIC rate

The SIC rate is based on a range of factors, including the cost of infrastructure needed to support growth in the precinct, the anticipated number of additional dwellings and development feasibility.

The Department has been working closely with other government agencies, Lane Cove, North Sydney and Willoughby Councils, external consultants and industry representatives to ensure that the proposed SIC for St Leonards and Crows Nest will not impact housing supply in the area.

The proposed SIC rates have been informed by a **feasibility assessment**. The cost of other developer contributions, construction and developer margins are considered when setting the rates for each charge area.

Once the SIC for St Leonards and Crows Nest has been determined by the Minister for Planning, the Department will be responsible for periodic reviews of the SIC rates, SCA boundaries, infrastructure projects and costs and adjust as required.

Regular reviews allow the Special Infrastructure Contribution framework to stay up-to-date with changes to land value and rezoning, key infrastructure projects and any other significant changes to the area.

To ensure the SIC remains up-to-date with the changing costs of land and construction services, the infrastructure costs and contribution rates will be updated periodically.

An annual reporting framework is proposed to identify the contributions collected and the level of funding allocated in each Special Contribution Area to ensure transparency about the collection of funds and delivery of infrastructure.

Before the SIC has been Determined by the Minister, no SIC charge will be applied to development that is consistent with the Local Environmental Plan (LEP). Where a planning proposal is lodged and the SIC charge has not been Determined by the Minister, satisfactory arrangements will be made for the provision of state infrastructure.

The Department will continue to work with North Sydney, Lane Cove and Willoughby Councils, and other government agencies to ensure the most appropriate project solutions are delivered to support growth and development in the precinct over time.

Have your say on the draft St Leonards and Crows Nest SIC

You are welcome to provide feedback on the proposed Special Infrastructure Contribution for St Leonards and Crows Nest, including the rates, special contribution area and infrastructure schedule until 03 December 2018.

You can have your say on the Department's website at:
planning.nsw.gov.au/stleonardscrowsnestsic

Or write to:
Director, Planned Precinct Infrastructure Delivery
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

To stay up-to-date with the St Leonards and Crows Nest SIC, register for updates through the Department's website.

More information

-  Visit planning.nsw.gov.au/stleonardscrowsnestsic
-  Connect with us on [Twitter@nswplanning](https://twitter.com/nswplanning)
-  Find us on [Facebook/nswplanning](https://facebook.com/nswplanning)
-  Phone 1300 305 695



Environmental Planning and Assessment (Special Infrastructure Contribution – St Leonards and Crows Nest) Determination 2020

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Public Spaces, in pursuance of section 7.23 of the *Environmental Planning and Assessment Act 1979*, make the following Determination.

Minister for Planning and Public Spaces

Dated:

1 Name of Determination

This Determination is the *Environmental Planning and Assessment (Special Infrastructure Contribution – St Leonards and Crows Nest) Determination 2020*.

2 Commencement

This Determination takes effect on the date of its publication in the Gazette.

3 Land to which Determination applies

This Determination applies to the St Leonards and Crows Nest Special Contributions Area.

4 Object of Determination

The main object of this Determination is to require special infrastructure contributions to be made for the provision of infrastructure in connection with the intensification of residential development in St Leonards and Crows Nest, as generally outlined in the 2036 St Leonards and Crows Nest Plan published by the Department of Planning, Industry and Environment.

5 Definitions

(1) In this Determination:

contribution rate – see clauses 10 and 11.

CPI number means the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics.

developer means the person having the benefit of a development consent for the time being.

development consent includes a complying development certificate.

infrastructure has the same meaning as it has in Subdivision 4 of Division 7.1 of the Act.

Intensive Residential Use Areas Map means the map “St Leonards and Crows Nest SCA Intensive Residential Use Areas Map” that is published on the NSW Planning Portal and approved by the Minister on the making of this Determination, as amended by the Planning Secretary in accordance with clause 22 from time to time.

intensive residential use land means land within the St Leonards and Crows Nest Special Contributions Area of any of the following kinds:

- (a) land within an intensive urban development area, within the meaning of clause 6.20 of the *North Sydney Local Environmental Plan 2013* (other than 100 Christie Street, St Leonards),
- (b) land identified as intensive residential use land on the Intensive Residential Use Areas Map,
- (c) land included in Schedule 3 after this Determination takes effect by an amendment to this Determination made by the Minister.

Note. 100 Christie Street comprises Lots 2 and 3 in DP 733528.

planning agreement means a voluntary agreement referred to in section 7.4 of the Act with the Minister (whether or not another planning authority is also a party to the agreement).

public housing has the same meaning as in the *Housing Act 2001*.

residential accommodation means any of the following:

- (a) attached dwellings,
- (b) dual occupancies,
- (c) dwelling houses (but not secondary dwellings),
- (d) multi-dwelling housing,
- (e) residential flat buildings,
- (f) semi-detached dwellings,
- (g) a group of self-contained dwellings that is seniors housing,
- (h) shop top housing.

residential SIC development means development for which a special infrastructure contribution must be made under clause 6.

social housing provider means any of the following:

- (a) the New South Wales Land and Housing Corporation constituted by the *Housing Act 2001*,
- (b) a registered community housing provider within the meaning of the Community Housing Providers National Law (NSW),
- (c) the Aboriginal Housing Office constituted by the *Aboriginal Housing Act 1998*,
- (d) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*,
- (e) a provider of specialist disability accommodation under the *National Disability Insurance Scheme Act 2013* of the Commonwealth,
- (f) a local government authority that provides affordable housing,
- (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.

special infrastructure contributions works-in-kind agreement – see clause 20.

St Leonards and Crows Nest Special Contributions Area means the special contributions area of that name as described in Schedule 4 to the Act.

St Leonards and Crows Nest Special Contributions Area Map means the map marked “St Leonards and Crows Nest Special Contributions Area Map” approved by the Minister on the making of the *Environmental Planning and Assessment Amendment (St Leonards and Crows Nest Special Contributions Area) Order 2020*.

Note. A copy of the map identifying St Leonards and Crows Nest Special Contributions Area is reproduced in Schedule 1 for information and is able to be viewed on the NSW legislation website: <https://www.legislation.nsw.gov.au/#/view/act/1979/203/sch4>.

Standard Instrument means the standard instrument for a principal local environmental plan prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

the Act means the *Environmental Planning and Assessment Act 1979*.

- (2) Words or expressions used in this Determination have the same meanings as they have in the Act, unless otherwise defined.
- (3) The following words or expressions have the same meanings as they have in the Standard Instrument:
 - (a) attached dwelling,
 - (b) dual occupancy,
 - (c) dwelling,
 - (d) dwelling house,
 - (e) floor space ratio,
 - (f) gross floor area,
 - (g) multi-dwelling housing,
 - (h) residential flat building,
 - (i) secondary dwelling,
 - (j) semi-detached dwelling,
 - (k) seniors housing,

- (1) shop top housing.
- (4) If any index referred to in this Determination ceases to be published or issued by the Australian Bureau of Statistics, a reference to the index is taken to be a reference instead to an index designated by the Minister for the purposes of this Determination.
- (5) A reference in this Determination to the Minister in relation to a special infrastructure contribution works-in-kind agreement includes a reference to the Planning Secretary, or other officer of the Department of Planning, Industry and Environment, acting for and on behalf of the Crown in right of the State of New South Wales.
- (6) The map set out in Schedule 1 shows the land within the St Leonards and Crows Nest Special Contributions Area that is intensive residential use land at the time this Determination is made. It is included for information only.

6 Development for which SIC must be made

- (1) Subject to this clause, a special infrastructure contribution must be made for development on land that is intensive residential use land when development consent for the development is granted, if the development consists of, or involves, development for the purpose of residential accommodation (including as part of mixed use development).

Note. A special infrastructure contribution may be imposed only as a condition of development consent. See the direction given by the Minister under section 7.24 of the *Environmental Planning and Assessment Act 1979* to consent authorities and registered certifiers to impose a condition to require a special infrastructure contribution in accordance with this Determination on a grant of consent given after the date on which this Determination takes effect.

- (2) A special infrastructure contribution is not required to be made for development on land to which a development application relates if the development will not result in an increase in the number of dwellings on the land (whether contained in new buildings or existing buildings). Accordingly, if a single dwelling house is demolished and replaced by another single dwelling house, a special infrastructure contribution is not required.
- (3) A special infrastructure contribution is not required to be made for development for the purpose of public housing, or for the purpose of seniors housing or affordable housing carried out by or on behalf of a social housing provider.
- (4) A special infrastructure contribution is not required for development that comprises only the carrying out of a work, or the demolition of a building or work, or both.

Note. A special infrastructure contribution cannot be imposed as a condition of consent to the carrying out of development if a planning agreement made in accordance with section 7.4 of the *Environmental Planning and Assessment Act 1979* excludes the application of section 7.24 of the Act to the development.

7 Development that is residential SIC development in part only

A special infrastructure contribution is required to be made for residential SIC development even if the development consent for the residential SIC development:

- (a) not only authorises development on land within the St Leonards and Crows Nest Special Contributions Area, but also authorises development on land outside the St Leonards and Crows Nest Special Contributions Area, or
- (b) not only authorises development on intensive residential use land, but also authorises development on other land, or
- (c) also authorises development that is not residential SIC development.

8 Nature of contribution

(1) The special infrastructure contribution for residential SIC development is to be made as:

- (a) a monetary contribution, or
- (b) a contribution of a kind specified in a special infrastructure contribution works-in-kind agreement that is in force in relation to the residential SIC development (being the carrying out of works for the provision of infrastructure or the dedication or other provision of land for the purpose of that infrastructure), or
- (c) a contribution specified in a planning agreement that applies to the residential SIC development where:
 - (i) the contribution required to be provided under the agreement is for the provision of an item (or part of an item) of infrastructure specified in Schedule 2 or for the dedication or other provision of land for the purpose of that infrastructure, and
 - (ii) the agreement does not exclude the application of section 7.24 of the Act to the residential SIC development, and
 - (iii) the agreement provides that an obligation to make a special infrastructure contribution imposed by a condition of development consent for the residential SIC development in accordance with this Determination (or other determination under section 7.23 of the Act that applies to the land on which the residential SIC development may be carried out) may be met (wholly or partly) by the provision of the contribution under the planning agreement.

Note. A special infrastructure contribution works-in-kind agreement is an agreement that is entered into after a development consent imposing an obligation to make a special infrastructure contribution has been granted. It is an agreement about how that obligation may be satisfied. A planning agreement as described in section 7.4 of the *Environmental Planning and Assessment Act 1979* is generally entered into before development consent is granted.

(2) The special infrastructure contribution may comprise part of the amount of the monetary contribution otherwise payable and the balance as a contribution provided by a special infrastructure contribution works-in-kind agreement (or a planning agreement of a kind described in subclause (1) (c)).

- (3) Despite subclauses (1) and (2), if residential SIC development is authorised by a complying development certificate, the special infrastructure contribution for the development may be made only as a monetary contribution.

9 Amount of monetary contribution

The monetary contribution that is payable as a special infrastructure contribution for residential SIC development authorised by a development consent is the amount calculated as follows:

$\$C_p = \$C_r \times D_N$ where:

$\$C_p$ is the monetary contribution payable

D_N is the number of additional dwellings resulting from the development authorised by the consent (as determined in accordance with clauses 12 and 13)

$\$C_r$ is the amount in dollars of the contribution rate, applicable at the date of payment, for the residential SIC development (as provided by clauses 10 and 11).

10 Contribution rates for determining monetary contribution

- (1) The contribution rate that applies, at any time before 1 July 2021, in the calculation of the monetary contribution for residential SIC development is \$15,100 per additional dwelling.
- (2) The contribution rate that applies at any time during the 12 month period commencing 1 July 2021, and during each subsequent 12 month period, is to be determined by adjusting the contribution amount of \$15,100 in accordance with clause 11 (“adjusted contribution amount”). Accordingly, the contribution rate for any such period is the adjusted contribution amount per additional dwelling.

11 Annual adjustment of contribution rates

- (1) On 1 July 2021 and on 1 July in each subsequent year, the contribution amount of \$15,100 is to be adjusted by multiplying it by the following fraction:

$\frac{\text{latest CPI number}}{\text{base CPI number}}$

where:

latest CPI number is the CPI number for the March quarter in the year in which the adjustment is made, and

base CPI number is the CPI number for the March quarter in 2020.

(The March quarter is the quarter commencing on and including 1 January and ending on and including 31 March in the same year.)

- (2) However, if the adjustment of a contribution amount results in an amount that is not a whole number multiple of \$1, the amount is to be rounded up to the nearest whole number multiple of \$1.

12 Number of dwellings for determining monetary contribution

- (1) For the purpose of calculating the amount of the monetary contribution under clause 9, the number of additional dwellings authorised by the development consent for the residential SIC development (the *relevant development consent*) is, subject to this Determination, the sum of:
 - (a) the number of dwellings that the consent authorises to be erected, including as a result of any extension or enlargement to an existing building, and
 - (b) the number of dwellings that will result from a change of use of an existing building that the consent authorises.
- (2) Any dwelling that is to be provided for public housing, or provided for seniors housing or affordable housing by or on behalf of a social housing provider, is not to be included, under subclause (1), in the number of additional dwellings authorised by the relevant development consent.
- (3) To avoid doubt, the number of additional dwellings authorised by the relevant development consent does not include:
 - (a) the number of existing dwellings on the land at the time that the relevant development consent was granted, or
 - (b) dwellings that are not residential accommodation.

Note. Under this clause, if development consent were granted for the erection of a dwelling on a lot where there is an existing house, so as to create a dual occupancy on that lot, the SIC would be calculated on the basis of there being only 1 additional dwelling authorised by the development consent.

13 Number of additional dwellings reduced by number of demolished dwellings

- (1) The number of additional dwellings, determined in accordance with clause 12, is reduced by the number of any existing dwellings on the land to which the relevant development consent applies that have been, or are authorised to be, demolished:
 - (a) under the relevant development consent, and
 - (b) under any other development consent that was granted no more than 3 years before the grant of the relevant development consent.
- (2) The demolition or proposed demolition of a dwelling cannot be relied on under subclause (1) (b) to reduce the monetary contribution payable for the residential SIC development if

it has been previously been relied on to reduce the monetary contribution for another residential SIC development.

- (3) For the purpose of determining, under this clause, the number of dwellings that have been, or are authorised to be, demolished:
 - (a) a dwelling that is not residential accommodation is to be included in the number, and
 - (b) a boarding house and a hostel are each to be treated as a single dwelling.

14 Final decision by Secretary of number of dwellings

- (1) A developer is entitled under this Determination to a reduction in, or an exclusion from, the determination of the number of additional dwellings only if the developer establishes the matters relevant to the reduction or exclusion to the Planning Secretary's satisfaction.
- (2) In particular, if a developer is unable to establish the number of dwellings in any building that may be, or have been, demolished under a development consent to the Planning Secretary's satisfaction, the Planning Secretary may decide to treat that number as any number less than the number that the developer asserts.
- (3) The Planning Secretary may make any decision required to be made for the purpose of calculating the special infrastructure contribution for residential SIC development in accordance with this Determination and, for that purpose, may have regard to any information available at the time, including information in an application for a construction certificate or modification of a construction certificate, or for a strata certificate.

15 When a monetary contribution for residential SIC development must be paid

- (1) If a special infrastructure contribution for residential SIC development is to be made as a monetary contribution, it must be paid before any construction certificate is issued in relation to residential building work the subject of the relevant development consent.
- (2) However, if the development consent for the residential SIC development authorises the erection of more than one building, and a construction certificate is sought for only one or some of those buildings (*staged residential development*), the monetary contribution may be paid progressively, with an amount being paid before the issue of each construction certificate.
- (3) The amount that must be paid before the issue of each construction certificate is to be calculated in accordance with clause 9, but on the basis that the number of additional dwellings is the number of additional dwellings that will result from the building work to which the certificate relates. Clause 12 is to be applied accordingly.

- (4) Where a developer elects to pay the monetary contribution progressively for a staged residential development, the developer may distribute the reduction in the number of dwellings calculated in accordance with clause 13 (being the number of dwellings that may be, or have been, demolished) between the amounts payable before the issue of each construction certificate.
- (5) However, the amounts paid for a staged residential development under this clause must not be less than the total monetary contribution calculated for the residential SIC development as a whole.

Note. See also clause 18 that allows for deferral of payment of contributions during the Covid-19 pandemic period.

16 When a monetary contribution for complying development must be paid

Despite clause 15, if a complying development certificate is issued for residential SIC development, the special infrastructure contribution must be paid:

- (a) within 60 days of the date endorsed on the certificate as the date on which it becomes operative and, in the case of a “deferred commencement” certificate (being a certificate subject to a condition of a kind referred to in section 4.28 (9A) of the Act), within 60 days of it operating, or
- (b) before the commencement of any work authorised by the certificate,

whichever is the earlier.

17 Additional contributions payable if more dwellings created by strata plan

- (1) The purpose of this clause is to require a further monetary contribution to be paid if a development consent for residential SIC development involving strata subdivision is modified so as to increase the number of additional dwellings authorised by the development consent after a special infrastructure contribution for the residential SIC development has already been made for the development (*initial special infrastructure contribution*).
- (2) If a proposed strata plan for residential SIC development would, on registration, create more than the number of additional dwellings on which the initial special infrastructure contribution for the development was based, a further monetary contribution must be paid. That further monetary contribution is to be calculated in accordance with clause 9, but on the basis that the number of additional dwellings (represented by D_N in the formula set out in clause 9) is the difference between the following numbers:
 - (a) the number used in calculating the initial special infrastructure contribution for the development,
 - (b) the number of additional dwellings that will be created on registration of the strata plan.

- (3) The further monetary contribution under this clause must be paid before the issue of the strata certificate for the strata plan.
- (4) In this clause, *strata plan* means a strata plan within the meaning of the *Strata Schemes Development Act 2015* and includes a strata plan of subdivision within the meaning of that Act.

18 Deferral of payment during COVID-19 pandemic period

Application of clause

- (1) This clause applies only to a development consent that is granted during the pandemic period and authorises the erection of a new building or a change of use of an existing building, and only if Part 6 of the Act will require an occupation certificate for:
 - (a) the commencement of the occupation or use of the whole or part of the new building, or
 - (b) the commencement of a change of building use for the whole or any part of the building.
- (2) However, this clause does not apply in any of the following circumstances:
 - (a) the estimated cost of the development that is the subject of the development consent is less than \$10,000,000, as determined in accordance with the *Environmental Planning and Assessment Regulation 2000* for the purpose of calculating the fee for the development application to carry out the development,
 - (b) the development consent authorises the subdivision of land that will result in the creation of additional lots, as well as authorising the erection of a building or a change of use of an existing building,
 - (c) the development is authorised by a complying development certificate.

SIC not required until occupation certificate stage

- (3) Despite clause 15, the special infrastructure contribution required by a development consent to which this clause applies, if made as a monetary contribution, may be paid at any time before the issue of the first occupation certificate in respect of any of the buildings to which the development consent relates, and is not required to be paid before the issue of a construction certificate in relation to the building work involved.
- (4) However, if no construction certificate in relation to any such building work has been issued on or before 25 September 2022, the special infrastructure contribution must be paid before the issue of a construction certificate for the building work.

Interpretation

- (5) In this clause:
- (a) ***pandemic period*** means the prescribed period within the meaning of section 10.17 of the Act, and
 - (b) ***subdivision of land*** does not include the procurement of the registration of a strata plan or strata plan of subdivision, within the meaning of the *Strata Schemes Development Act 2015*.

Note. Under section 10.17 of the *Environmental Planning and Assessment Act 1979*, the prescribed period commenced on 25 March 2020. It ends 6 months later, unless regulations are made to extend the period for up to another 6 months.

19 Reduction of rate for first 2 years in light of pandemic

If a special infrastructure contribution is made as a monetary contribution:

- (a) at any time before 1 July 2021 – the amount that would otherwise be payable is reduced by one half, and
- (b) at any time between 1 July 2021 and 30 June 2022 – the amount that would otherwise be payable is reduced by one quarter.

20 Special infrastructure contribution works-in-kind agreement

- (1) For the purposes of this Determination, a special infrastructure contribution works-in-kind agreement is an agreement that meets the requirements set out in this clause.
- (2) A special infrastructure contribution works-in-kind agreement is an agreement between the Minister and the developer for the carrying out of works to provide an item (or part of an item) of infrastructure specified in Schedule 2, or for the dedication or other provision of land for the purpose of any such infrastructure, in lieu (in part or in whole) of the payment of a monetary contribution for the development concerned.
- (3) A special infrastructure contribution works-in-kind agreement, in relation to the carrying out of works, is to:
 - (a) specify or acknowledge the monetary contribution that would otherwise be payable for the residential SIC development, and
 - (b) describe the works that are to be, or may be, carried out by or on behalf of the developer to contribute to the provision of a specified item or items of infrastructure in lieu of a monetary contribution, and
 - (c) specify the attributable cost of the item or items of infrastructure and provide for the adjustment of that cost in a manner that is consistent with the adjustment of the contribution amount under this Determination, and

- (d) provide that the maximum amount of the liability to make the special infrastructure contribution that may be discharged by the carrying out of the works is not to exceed the attributable cost of the item or items of the infrastructure, and
 - (e) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution or in circumstances where the works concerned are not completed by the time at which the contribution, if made as a monetary contribution, would have been required to be made under this Determination.
- (4) A special infrastructure contribution works-in-kind agreement, in relation to the dedication or other provision of land, is to:
- (a) specify or acknowledge the monetary contribution that would otherwise be payable for the residential SIC development, and
 - (b) specify the time by which the land is to be dedicated or otherwise provided, and
 - (c) specify the value of that land, or the manner in which the value is to be calculated, and
 - (d) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution or in circumstances where the land concerned is not dedicated or otherwise provided by the time at which the contribution, if made as a monetary contribution, would have been required to be made under this Determination.
- (5) In this clause, *attributable cost*, in relation to an item of infrastructure, means the amount specified in Schedule 2 for that item.

Note. The decision to negotiate or enter into a special infrastructure contribution works-in-kind agreement as proposed by a developer is entirely at the Planning Secretary's discretion. The developer is not entitled to enter into any such agreement in lieu of making a monetary contribution. For example, if the NSW Government gives priority to providing one item of infrastructure over another, then the Secretary may decide not to agree to the developer providing that other item.

21 Matters for which special infrastructure contribution is made

- (1) For the purpose of section 7.23 (3A) of the Act, 1.5% of a special infrastructure contribution required to be made by this Determination is for matters specified in section 7.22 (1) (d) of the Act.

Note. The matters specified in section 7.22 (1) (d) of the *Environmental Planning and Assessment Act 1979* are the carrying out of any research or investigation, preparing any report, study or instrument, and doing any other matter or thing in connection with the exercise of any statutory function under the Act, by the Minister, the Planning Ministerial Corporation, the Planning Secretary or the Department of Planning, Industry and Environment.

- (2) For the purpose of section 7.32 (6) of the Act, affordable housing is not a class of infrastructure for which special infrastructure contributions are required to be made by this Determination.

22 Identification of land in respect of which a SIC may be required

- (1) The Planning Secretary is to amend the St Leonards and Crows Nest SCA Intensive Residential Use Areas Map, from time to time, to identify land within the St Leonards and Crows Nest Special Contributions Area as intensive residential use land for the purposes of this Determination.
- (2) The Planning Secretary is to amend the St Leonards and Crows Nest SCA Intensive Residential Use Areas Map by arranging for the publication of a substitute map on the NSW Planning Portal.
- (3) Subject to this clause, the Planning Secretary is to amend the St Leonards and Crows Nest SCA Intensive Residential Use Areas Map to identify land as intensive residential use land if and only if an amendment is made, after the publication of this Determination in the Gazette, to the environmental planning instruments (*EPI*) applying to the land that has any of the following effects:
 - (a) rezones the land from Zone R2 Low Density Residential or Zone R3 Medium Density Residential to Zone R4 High Density Residential, so as to permit development (with consent) for the purpose of residential flat buildings where development for that purpose was prohibited on the land immediately before the commencement of the amendment,
 - (b) rezones the land from Zone R2 Low Density Residential to Zone R3 Medium Density Residential, so as to permit development (with consent) for the purpose of multi dwelling housing where development for that purpose was prohibited on the land immediately before the commencement of the amendment,
 - (c) permits (with consent) development on the land for the purpose of residential accommodation of one or more types (such as shop top housing) where development for residential accommodation of all types was prohibited on the land immediately before the commencement of the amendment,
 - (d) increases, in the case of land within Zone B4 (Mixed Use) or Zone B3 (Commercial Core), the gross floor area of buildings on the land that may be used for residential accommodation by increasing the relevant number in the floor space ratio that applies to the land (as shown on the applicable floor space ratio map adopted by the EPI), where the floor area by which the gross floor area is increased may be used, wholly or partly, for residential accommodation,
 - (e) increases, in the case of land within Zone B4 (Mixed Use) or Zone B3 (Commercial Core), the maximum height of buildings on the land (as shown on the applicable height of buildings map adopted by the EPI), where the additional floor space that may result from the increase in height may be used, wholly or partly, for residential accommodation.

- (4) For the purposes of subclause (3) (d) and subclause (3) (e), any provisions of an environmental planning instrument that vary the floor space ratio as shown on the floor space ratio map, or vary the maximum permissible height of a building as shown on the height of buildings map, adopted by the instrument (such as provisions relating to site area) in relation to a site are to be disregarded.
- (5) To avoid doubt, if land is not identified on the St Leonards and Crows Nest SCA Intensive Residential Use Areas Map at the time development consent to carry out development on that land is granted, the land is not intensive residential use land in respect of which a special infrastructure contribution may be imposed (unless it is intensive residential use land within the meaning of paragraph (a) or (c) of the definition of that term in clause 5).
- (6) The Planning Secretary must ensure that land is identified as intensive residential use land as soon as practicable when an amendment to an environmental planning instrument is made if the Planning Secretary is satisfied it is of a kind described in subclause (3). However, the Planning Secretary is not required to do so if Schedule 3 already includes a description of the land.
- (7) A substitute St Leonards and Crows Nest SCA Intensive Residential Use Areas Map that is published under this clause may also show intensive residential use land within the meaning of paragraph (a) or (c) of the definition of that term in clause 5. However, inclusion of the land is for information only, and the land is not required to be shown on that map in order for a special infrastructure contribution to be imposed for development on that land.
- (8) For the purposes of this clause, an amendment to an environment planning instrument includes a replacement of the instrument, whether expressly or impliedly.

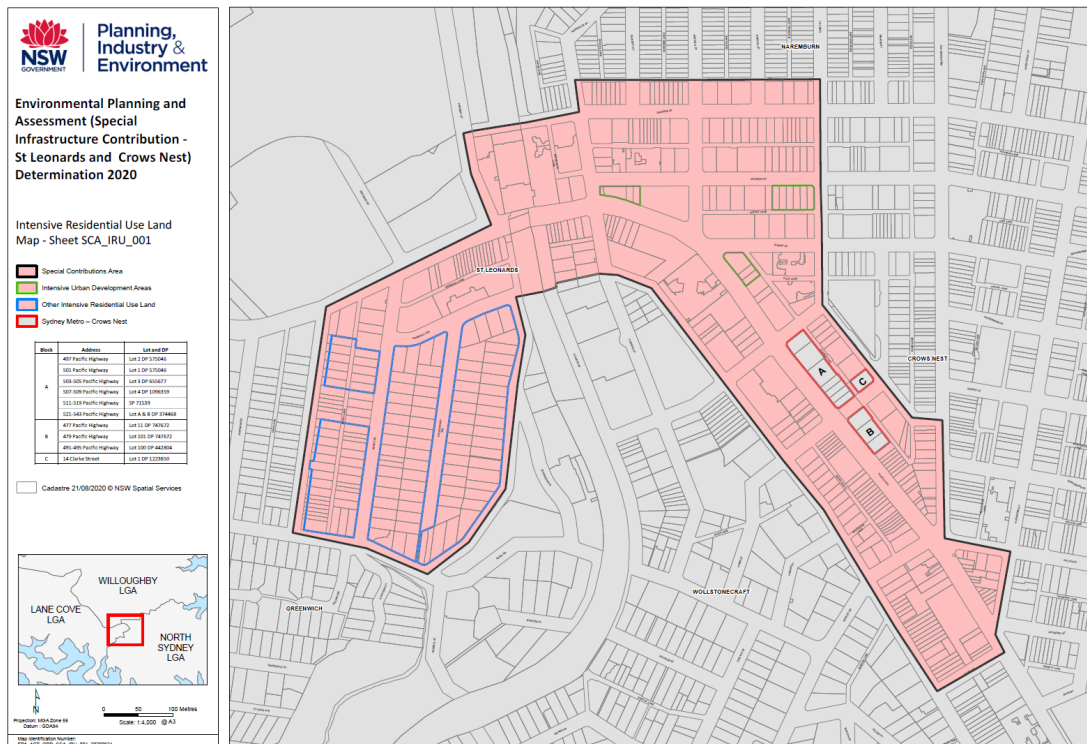
23 Reasons for the level and nature of special infrastructure contributions

For the purpose of section 7.23 (5) of the Act, the reasons for the level and nature of special infrastructure contributions required to be made by this Determination are as follows:

- (a) to assist in providing adequate funding for public infrastructure (described in Schedule 2) in the St Leonards and Crows Nest Special Contributions Area,
- (b) to ensure that future development bears a share of the cost of the provision of such infrastructure,
- (c) to provide for the adjustment of special infrastructure contributions to reflect changes in economic conditions between the time of imposing the contribution and the time at which the contribution is made,
- (d) to provide flexibility as to the manner in which special infrastructure contributions may be made,
- (e) to ensure that special infrastructure contributions reflect a reasonable apportionment between the demand for infrastructure generated by existing development and the

- demand for that infrastructure that is likely to be generated by new development for which contributions must be paid,
- (f) to ensure that the level of special infrastructure contributions does not adversely affect housing supply.
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SCHEDULE 1 – MAP SHOWING INTENSIVE RESIDENTIAL USE LAND WITHIN ST LEONARDS AND CROWS NEST SPECIAL CONTRIBUTIONS AREA ON MAKING OF DETERMINATION



SCHEDULE 2 – LIST OF INFRASTRUCTURE

Infrastructure	Attributable cost
1. Road crossing improvements – to improve connectivity and pedestrian safety	\$4,888,722
2. Education – additional school places required by projected population growth in the special contributions area	\$22,708,961
3. Open space – provision of open space through creating new or expanded parks such as Hume Street Park and a new park in St Leonards South	\$78,369,237
4. Pedestrian and cycle improvements – to enhance and expand cycleways and pedestrian paths along critical links such as Willoughby Road and Chandos Street	\$8,891,776
5. Planning and delivery	\$1,722,880
TOTAL	\$116,581,576

SCHEDULE 3 – ADDITIONAL INTENSIVE RESIDENTIAL USE LAND

(When this Determination was made this Schedule was blank)

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
Strategic land acquisitions to meet additional needs for open space											
OS1	1 Balls Head Dr, Waverton	Quarantine Boat Depot	North Sydney Visitor Economy Strategy 2019	\$2,000,000	\$2,000,000	100%	Growth	14,782.31	\$135.30		
Capital works to increase carrying capacity											
(a) New acquisition embellishments											
	Embellishment of properties	Total area new parks (2,845m2)		\$3,414,000	\$3,414,000	100%	Growth	14,782	\$230.95		
	1 Balls Head Dr, Waverton	Embellishment Quarantine Boat Depot	North Sydney Visitor Economy Strategy 2019	\$2,000,000	\$2,000,000	100%	Growth	14,782	\$135.30		
(b) Outdoor sports facilities											
OS2	North Sydney Oval	Install outdoor video screen	North Sydney Oval Business Plan 2014	\$618,000	\$86,687	14%	Existing + growth	105,385	\$5.86		2020-2021
		Oval upgrade / resurfacing	North Sydney Oval Business Plan 2014	\$500,000	\$70,135	14%	Existing + growth	105,385	\$4.74		2022-2023
		Upgrade to Mollie Dive stand and toilet facilities	North Sydney Oval Business Plan 2014	\$1,750,000	\$245,472	14%	Existing + growth	105,385	\$16.61		2021-2023
		New grandstand seating	North Sydney Oval Business Plan 2014	\$700,000	\$98,189	14%	Existing + growth	105,385	\$6.64		2021-2022
OS3	Forsyth Park	Upgrade sportsfield oval surface	NSROC Regional Sportsground Study	\$332,000	\$332,000	100%	Growth	14,782	\$22.46		2019-2020
OS4	Anderson Park	Sportsfield relocation closer to amenities block	Anderson Park Masterplan	\$464,000	\$464,000	100%	Growth	14,782	\$31.39		2022-2023
OS5	Primrose Park	Drainage upgrade	CAPEX	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2029
(c) Indoor sports facilities											
OS6	Hume Street Park	Stage 2 works: Widen verges on western side of Clarke and Oxley St and construction of new road and footpath	Council Resolution 21 September 2015	\$3,956,700	\$3,956,700	100%	Growth	14,782	\$267.66		2020-2022
	Hume Street Park	Stage 3 works: Relocate sports centre and close carpark Demolish existing buildings and carpark Construct new multipurpose and sports facility, car park, Plaza	Council Resolution 21 September 2015	\$67,361,250	\$33,680,625	50%	Growth	14,782	\$2,278.44		2025-2036
(d) Playground upgrades and new											
OS7	Sirius Street, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$200,000	\$200,000	100%	Growth	14,782	\$13.53		2019-2020
OS8	St Thomas' Rest Park, Crows Nest	Playground upgrade	Playgrounds Plan of Management 2016	\$150,000	\$150,000	100%	Growth	14,782	\$10.15		2019-2020
OS9	Grasmere Children's Park, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2020-2021
OS10	Merrett Playground, Waverton	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2022
OS11	Fred Hutley Reserve, Cammeray	Playground upgrade	Playgrounds Plan of Management 2016	\$350,000	\$350,000	100%	Growth	14,782	\$23.68		2021-2022
OS12	Prior Avenue Reserve, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS13	Lodge Road Playground, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2022
OS14	Victoria Street Playground, McMahons Point	Playground upgrade	Playgrounds Plan of Management 2016	\$200,000	\$200,000	100%	Growth	14,782	\$13.53		2021-2022
OS15	Cahill Playground, Crows Nest	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS16	Phillips Street Playground, Neutral Bay	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS17	Bradfield Park Playground, Milsons Point	Playground upgrade	Playgrounds Plan of Management 2016	\$500,000	\$500,000	100%	Growth	14,782	\$33.82		2023
OS18	Cammeray Park Playground, Cammeray	New playground	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2025
	Playground upgrades	1 per year (2026 - 2036)	Playgrounds Plan of Management 2016	\$2,000,000	\$2,000,000	100%	Growth	14,782	\$135.30		2026-2036
(e) Parks and recreation - general											
OS19	Storage facilities for small watercraft	Various locations - may include: Sawmillers Reserve/Boatbuilders Walk Primrose Park Sugarworks Reserve/John Street Tunks Park Milson Park Anderson Park Allowance \$150K per year for the life of the plan	Watercraft Storage Strategy 2018 Recreation Needs Study 2015	\$2,400,000	\$336,648	14%	Existing + Growth	105,385	\$22.77		2020-2036
OS20	Cammeray Skate Plaza	Refurbishment and upgrade	Playgrounds Methodology Document	\$350,000	\$350,000	100%	Growth	14,782	\$23.68		2020-2029
OS21	Waverton Peninsula	Coal Loader Site remaining works Coal Loader Wharf adaptive Use	Waverton Peninsula Strategic Masterplan 2000 Waverton Peninsula Strategic Masterplan 2000	\$1,000,000 \$3,700,000	\$1,000,000 \$3,700,000	100% 100%	Growth Growth	14,782 14,782	\$67.65 \$250.30		2020-2029 2020-2029
OS22	Lavender Bay Parklands	Watt Park upgrade - pathways and lighting	Lavender Bay Parklands Masterplan Foreshore Parks & Reserves PoM 2017	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2020-2029
OS23	Anderson Park	Stage 1 - Foreshore Works Stage 3 - Furniture, fitness equipment, landscaping and boardwalk	Anderson Park Masterplan Anderson Park Masterplan	\$100,000 \$1,280,000	\$14,027 \$1,280,000	14% 100%	Existing + Growth Growth	105,385 14,782	\$0.95 \$86.59		2019-2020 2019-2020

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
OS24	Bradfield Park	Central - Burton St tunnel lighting	Bradfield Park and Kirribilli Foreshore Masterplan 1999	\$80,000	\$11,222	14%	Existing + Growth	105,385	\$0.76		2019-2020
		South foreshore Stage 1	Bradfield Park and Kirribilli Foreshore Masterplan 2000	\$100,000	\$14,027	14%	Existing + Growth	105,385	\$0.95		2019-2020
		South foreshore Stage 2	Bradfield Park and Kirribilli Foreshore Masterplan 2001	\$1,000,000	\$140,270	14%	Existing + Growth	105,385	\$9.49		2020-2021
OS25	Bradfield Park South	Remediation and implementation of Masterplan	Bradfield Park and Kirribilli Foreshore Masterplan 1999	\$6,500,000	\$911,754	14%	Existing + Growth	105,385	\$61.68		2024-2029
OS26	Cremerne Reserve	Robertson's Point lookout upgrade	Cremerne Reserve Masterplan	\$100,000	\$14,027	14%	Existing + Growth	105,385	\$0.95		2019-2020
OS27	St Leonards Park	Implementation of Masterplan in stages:	St Leonards Park Masterplan 2018								
		Stage 1	St Leonards Park CMP 2015	\$2,000,000	\$2,000,000	100%	Growth	14,782	\$135.30		2019-2020
		Stage 2	St Leonards Park CMP 2015	\$1,200,000	\$1,200,000	100%	Growth	14,782	\$81.18		2020-2021
		Stage 3	St Leonards Park CMP 2015	\$1,200,000	\$1,200,000	100%	Growth	14,782	\$81.18		2021-2022
		Stage 4	St Leonards Park CMP 2015	\$1,200,000	\$1,200,000	100%	Growth	14,782	\$81.18		2022-2023
		Stage 5	St Leonards Park CMP 2015	\$1,200,000	\$1,200,000	100%	Growth	14,782	\$81.18		2023-2024
		Stage 6	St Leonards Park CMP 2015	\$3,000,000	\$3,000,000	100%	Growth	14,782	\$202.95		2024-2029
OS28	Tunks Park	Implementation of Masterplan - works include: Upgrade foreshore area with seating, bubblers, picnic tables and BBQ facilities Provide kayak storage Upgrade path - Judith Ambler Reserve to Currawang St Install additional fitness equipment Construct perimeter walking track and improve drainage on existing track Landscaping and trees	Tunks Park Masterplan 2019								
		Stage 1	Tunks Park Masterplan 2019	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2019-2021
		Stage 2	Tunks Park Masterplan 2019	\$1,300,000	\$1,300,000	100%	Growth	14,782	\$87.94		2022-2029
OS29	Public amenities upgrades	Blues Point Reserve		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2019-2020
OS29		Kesterton Park		\$350,000	\$49,094	14%	Existing + Growth	105,385	\$3.32		2021-2023
OS29		Brennan Park		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2021-2023
OS29		Waverton Park		\$500,000	\$70,135	14%	Existing + Growth	105,385	\$4.74		2021-2023
OS29		Forsyth Park		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2021-2023
OS29		1 per year for the remaining 10 years of the plan		\$2,500,000	\$350,675	14%	Existing + Growth	105,385	\$23.72		2024-2029
OS30	Bush walking track upgrades	Various locations - may include: Berry Island Reserve Badangi Reserve Primrose Park Gore Cove/Smoothey Park Brightmore Reserve Forsyth Park Tunks Park	Bushland POM Recreation Needs Study 2015	\$2,480,000	\$347,869	14%	Existing + Growth	105,385	\$23.53		2019-2029
OS31	Community Garden Projects	1 project per year over the life of the plan (\$80k per annum): - Grasmere Reserve - French St McMahons Point - Jenkins St, Cammeray - Ibery Reserve, Neutral Bay - Chandos St, Crows Nest.	Neighbourhood Parks PoM	\$1,280,000	\$179,545	14%	Existing + Growth	105,385	\$12.15		2019-2029
OS32	Smoothey Park	Access improvements	Smoothey Park PoM 2016	\$323,000	\$45,307	14%	Existing + Growth	105,385	\$3.06		2019-2020
OS33	Henry Lawson Steps	Upgrade	Council resolution 2018 OSE03	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS34	Kurraba Reserve Entry Road	Upgrade	Council resolution 2018 OSE04	\$110,000	\$15,430	14%	Existing + Growth	105,385	\$1.04		2020-2021
OS35	Hodgson Lookout	Refurbishment	Council resolution 2018 OSE05	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS36	Kurraba Reserve	Heritage fence works	Council resolution 2018 OSE06	\$150,000	\$21,040	14%	Existing + Growth	105,385	\$1.42		2020-2021
OS37	Balls Head Road	Link track and boardwalk to Quarantine Station	Recreation Needs Study 2015	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS38	Primrose Park	Water Access Project	Foreshore Access Strategy 2006	\$1,000,000	\$140,270	14%	Existing + Growth	105,385	\$9.49		2021-2036
	Park fencing	New and upgrades - annual program over life of plan	CAPEX	\$1,648,000	\$231,165	14%	Existing + Growth	105,385	\$15.64		2019-2036
	Park furniture	New and upgrades - annual program over life of plan	CAPEX	\$1,328,000	\$186,278	14%	Existing + Growth	105,385	\$12.60		2020-2036
	Park paths	New and upgrades - annual program over life of plan	CAPEX	\$3,280,000	\$460,085	14%	Existing + Growth	105,385	\$31.12		2020-2036
	Park signage	New and upgrades - annual program over life of plan	CAPEX	\$480,000	\$67,330	14%	Existing + Growth	105,385	\$4.55		2020-2036
	(f) Aquatic Facilities										

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
OS39	North Sydney Olympic Pool	Demolition of existing and redevelopment to include replacement pools, additional family leisure pool and water play area, gym/fitness space, grandstand, café, meeting room and amenities	Council resolution 25 Mar 19	\$57,900,000	\$5,705,972	10%	Existing + Growth and external visitors	150,000	\$386.00		
		Total:	With land	\$192,284,950	\$79,563,505				\$5,382.35		
			Without land	\$190,284,950							
			Land component	\$2,000,000							

Community Facilities

Council list Ref	Item description 1	Item description 2	Project reference or benchmark	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
C1	Childcare	60 new spaces to be provided out of 66 that council provides overall. This is likely to be in Forsyth Park Community Centre or McMahons Point Community Centre. Cost is \$42,500 per place	Family & Children's Services Strategy (2018-2024). Current Council provision of 370 spaces per 92,249 equivalent residents (resident workers excluded) Only 60 places can be funded by growth	\$2,805,000	\$2,550,000	91%	Growth	14,782	\$172.50		
C2	Community Facilities	Additional 1,612m2 of community floorspace proposed near Crows Nest Station @\$4,800/m2	Northern Sydney Regional Organisation of Councils (NSROC) Social & Community Infrastructure Strategy (December 2019) Based on standard of 80m2 per 1,000 persons attributable to growth - i.e. approx 1,183m2	\$7,737,600	\$5,678,400	73%	Growth	14,782	\$384.13		
C3	Library Floor Space	Additional 2,958m2 - 50% at Crows Nest/St Leonards and the remaining 50% at Ward Street, North Sydney	Historical Services Strategic Plan 2016-2021. State Library standards population based calculator. Assuming growth of 11,902 residents and 14,402 non-resident workers - i.e. approx 1,455m2.	\$14,198,400	\$6,984,000	49%	Growth	14,782	\$472.46		
C4	Library Books - New book stock	25,685 items with an average cost of \$30 per item. Stanton Library and other proposed library sites.	Current Council provision is approx 1.73 items per equivalent resident	\$770,550	\$770,550	100%	Growth	14,782	\$52.13		
		Total:		\$25,511,550	\$15,982,950				\$1,081.22		
				\$13,432,950							

Public domain facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Residential demand (Y/N)	Non residential demand (Y/N)
PD1	North Sydney CBD	Upgrade lighting, new furniture, footpaths & landscaping	Ward Street Masterplan, Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan Public Domain Style Manual	\$44,551,290	\$44,551,290	100%	Growth	26,034	\$1,711.27		
PD2	Crows Nest	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$14,837,568	\$14,837,568	100%	Growth	26,034	\$569.93		
PD3	St Leonards	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$4,870,080	\$4,870,080	100%	Growth	26,034	\$187.07		
PD4	Education Precinct	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$11,452,770	\$1,663,550	15%	Existing + Growth	179,232	\$63.90		
PD5	Milsons Point Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$7,037,568	\$1,022,228	15%	Existing + Growth	179,232	\$39.27		
PD6	Cremorne Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$8,586,480	\$1,247,213	15%	Existing + Growth	179,232	\$47.91		
PD7	Blues Point Rd Activity Strip	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$5,053,056	\$733,972	15%	Existing + Growth	179,232	\$28.19		
PD8	Neutral Bay Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$4,911,840	\$713,460	15%	Existing + Growth	179,232	\$27.40		

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
PD9	Cammeray Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$3,662,400	\$531,975	15%	Existing + Growth	179,232	\$20.43		
PD10	Eden Neighbourhood	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$2,045,472	\$297,111	15%	Existing + Growth	179,232	\$11.41		
PD11	Kirribilli Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$1,711,008	\$248,529	15%	Existing + Growth	179,232	\$9.55		
PD12	Bradfield Park Precinct	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$1,521,408	\$220,989	15%	Existing + Growth	179,232	\$8.49		
PD13	Waverton	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$978,912	\$142,190	15%	Existing + Growth	179,232	\$5.46		
PD14	Wollstonecraft	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$514,080	\$74,672	15%	Existing + Growth	179,232	\$2.87		
PD15	Priority 1 Area	Undergrounding Power Lines		\$43,925,419	\$6,380,302	15%	Existing + Growth	179,232	\$245.08		
PD16	LGA wide	Street tree planting program (\$230K per year)	CAPEX	\$3,680,000	\$534,531	15%	Existing + Growth	179,232	\$20.53		
PD17	LGA wide	Streets Alive Program (\$251K per year)	CAPEX	\$4,016,000	\$583,336	15%	Existing + Growth	179,232	\$22.41		
		Total:		\$163,355,351	\$78,652,997				\$3,021.16		

Active transport facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Residential demand (Y/N)	Non residential demand (Y/N)
	Cycle paths										
AT1	On-road cycleways (new)	1,078 m	North Sydney Integrated Cycling Strategy 2014	\$1,078,446	\$1,078,446	100%	Growth	26,304	\$41.00		
AT2	Off-road cycleways (new)	381 m	North Sydney Integrated Cycling Strategy 2014	\$686,523	\$686,523	100%	Growth	26,304	\$26.10		
AT3	Shared paths (new)	255 m	North Sydney Integrated Cycling Strategy 2014	\$459,260	\$459,260	100%	Growth	26,304	\$17.46		
AT4	Route 1	Northshore Cycleway. Separated cycle path between Nareburn and Sydney Harbour Bridge (Regional Route State Government Funding) (approx 2.5km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		
AT5	Route 3	Sydney Harbour Bridge to Neutral Bay - proposed 100% on-road cycle route (approx 3km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		
AT6	Route 4	Cammeray to Crows Nest - mainly on-road cycle route with short sections of separate cycle paths (approx 850m)	North Sydney Integrated Cycling Strategy 2014	\$2,000,000	\$293,514	15%	Existing + growth	179,232	\$11.16		
AT7	Route 5	North Sydney to Cremorne - approximate 50% on-road and 50% off-road cycle route (approx 2.5km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		
		Total:		\$17,724,229	\$4,498,964				\$171.04		